

AFTER RECORDING MAIL TO:
Jeffrey W. Maulin
460 Meadow Place
Sedro-Woolley, WA 98284

200205310146
Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-101079-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Grandview, Inc.
Grantee(s): Jeffrey W. Maulin, Kelsi C. Maulin
Abbreviated Legal: Lot ptn 22, SPRING MEADOWS, DIV. II, PLAT OF, records of
Skagit County, WA
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4735-000-022-0000/P116067

THE GRANTOR GRANDVIEW, INC., a Washington Corporation
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to JEFFREY W. MAULIN and KELSI C. MAULIN, husband
and wife
the following described real estate, situated in the County of Skagit , State of Washington:
See Attached Exhibit A

Subject to: Schedule "B-1" attached hereto and made a part thereof.


#2392
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 24th day of May, 2002

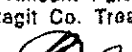
By Grandview, Inc.

By

MAY 31 2002

By 
Scott Wammack, President

By

Amount Paid \$2728.14
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
County of Skagit

SS:

I certify that I know or have satisfactory evidence that Scott Wammack
is the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated that he is
authorized to execute the instrument and acknowledge it as the President
of Grandview, Inc.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.
Dated: May 29th, 2002

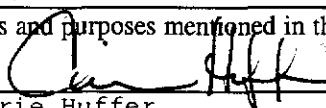

Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003



Exhibit A

Lot 22, "PLAT OF SPRING MEADOWS - DIV. II", as per plat recorded in Volume 17 of Plats, pages 75 and 76, records of Skagit County, Washington, EXCEPT that portion described as follows:

Beginning at the Northwest corner of said Lot 22;
thence South 15°41'54" East along the West line thereof, a distance of 36.25 feet;
thence North 01°37'04" West, a distance of 14.39 feet;
thence North 24°37'16" West, a distance of 22.57 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.



Schedule "B-1"

P-101079-E

EXCEPTIONS:

A. TERMS AND CONDITIONS OF ORDINANCE:

Executed By: City of Sedro-Woolley
Recorded: January 26, 1994
Auditor's No.: 9401260022

B. Utility Easement shown on face of plat, as follows:

"An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, GTE of the Northwest, TCI Cablevision, and their respective successors and assigns, under and upon the emergency vehicle access easement shown hereon and the exterior seven (7) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said emergency vehicle access easement and the exterior seven (7) feet of all lots, tracts and spaces at all times for the purposes herein stated."

C. Dedication shown on face of the Plat, as follows:

"Know all men by these presents that Vine Street Fund, L.L.C. and U.S. Bank National Association; the undersigned owner in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon."

D. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PLAT OF SPRING MEADOWS:

Executed By: Vine Street Fund, L.L.C.
Recorded: March 4, 1999
Auditor's No.: 9903040085

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF SPRING MEADOWS, AS FOLLOWS:

Executed By: Vine Street Fund, LLC
Dated: March 26, 1999
Recorded: April 15, 1999
Auditor's No.: 9904150048

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Schedule "B-1"

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EXCEPTIONS CONTINUED:

D. (Continued):

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE PLAT OF SPRING MEADOWS, AS FOLLOWS:

Executed By: Vine Street Fund, LLC
Dated: May 20, 1999
Recorded: May 25, 1999
Auditor's No.: 9905250019

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE PLAT OF SPRING MEADOWS, AS FOLLOWS:

Executed By: Vine Street Fund, LLC
Dated: July 6, 2000
Recorded: July 24, 2000
Auditor's No.: 200007240001

E. Terms and conditions of By-Laws of Plat of Spring Meadows
Homeowners Association recorded April 15, 1999, under Auditor's File
No. 9904150047 and as amended by instrument recorded April 25, 1999,
under Auditor's File No. 9904150048.

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Alva Harry Sweet and Karlene I. Sweet,
husband and wife
Purpose: Ingress, egress and utilities
Area Affected:

That portion of Lot 76, described as follows: Commencing at the
Southwest corner of Lot 13 of the Plat of Spring Meadows Division I,
as per the Plat thereof, recorded in Volume 17 of Plats, pages 65 and
66; thence South 0°58'19" West along the Easterly road margin of
Brook Place, of said Plat, for 39.42 feet to the Northeast corner of
Lot 76 of said Plat, being the true point of beginning; thence
continuing South 0°58'19" West, being the East line of said Lot 76
for 30.60 feet; thence North 89°01'41" West for 11.99 feet to the
Southeasterly road margin of Brook Place; thence along said road
margin, being a curve to the Northeast, the radius center of which
bears North 46°13'09" West, 45.00 feet, containing a central angle of
42°48'32", for an arc length of 33.62 feet, to the true point of
beginning.

Dated: September 16, 1999
Recorded: September 23, 1999
Auditor's No.: 199909230053

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